



Charles D. Baker
Governor

Karyn E. Polito
Lieutenant Governor

Daniel Bennett
Secretary

The Commonwealth of Massachusetts

Department of Public Safety

Architectural Access Board
One Ashburton Place, Room 1310
Boston, Massachusetts 02108-1618
Phone 617-727-0660
Fax 617-727-0665

www.mass.gov/dps

Thomas G. Gatzunis, P.E.
Commissioner

Thomas P. Hopkins
Director

Board Meeting Minutes – April 6, 2015

21st Floor – Conference Room 1

Present Board Members:

- Walter White, Chair (WW)
- David D'Arcangelo, Massachusetts Office on Disability Director (DD)
- Andrew Bedar, Member (AB)
- Lisa Pilorz, Member (LP)
- Carol Steinberg, Member (CS)

and

- Kate Sutton, Program Coordinator/Clerk for Proceedings (KS)
- Thomas Hopkins, Executive Director (TH)

Members Not Present:

- Raymond Glazier, Executive Office on Elder Affairs Designee (RG)
- George Delegas, Member (GD)
- Diane McLeod, Vice Chair (DM)

- Meeting began at approximately 9:00 a.m.

1) Discussion: Roll Call

WW - Call to order all but Carol Steinberg, Raymond Glazier, and Diane McLeod present

2) Incoming Discussion: Two-story Professional Bldg, 44 Grove St., Melrose (V15-053)

TH - brand new two-story building with elevator

- dental office at first floor
- foundation was set too high
- new plan for front entrance, which does not require approval from the City of Melrose since it will not be on city sidewalk
- seeking a variance to allow a 1:10 slope and narrower landing at the door
- EXHIBIT – April 2, 2015 plan submittal

AB - grant as proposed, on the condition that automatic door opener installed

LP - second – carries unanimously

TH - contractor needs 90 days to do the fix
 - seeking to open under a temporary CO for the dental office now, but asking for 90 days to do the correction work

CS - allow the temporary cert. of occupancy for 90 days, on the condition that the other entrance into the building is readily available and open.

AB - second – carries unanimously

**Raymond Glazier, Executive Office on Elder Affairs Designee (RG) and George Delegas, Member (GD) –
 Now Present**

3) Incoming: Holmes Memorial Hall, 623 Hoppin Hill Ave., North Attleboro (V15-065)

TH - EXHIBIT – variance application and supplemental information
 - spending over 30%
 - proposing fully accessible entrance
 - seeking variance for lack of vertical access to the second floor, and minor relief for toilet room dimensions
 - proposing rear accessible entrance with off-set hinges

CS - grant as proposed for entrance

AB - second – carries unanimously

TH - cost of vertical access and damage to the historic fabric of the building
 - building is 24' by 34'

CS - grant on the condition that not open to the public

DD - second – motion fails with CS, DD and RG in favor and AB, GD, LP opposed, as well as WW

DD - grant on the condition that no meetings or exhibits are held on the second floor

AB - second – carries unanimously

TH - bathroom overall dimensions

LP – off by almost 20”

AB - deny

RG - second – carries unanimously

4) Incoming: West Parish School, 10 Concord St., Gloucester (V15-058)

- TH - EXHIBIT – variance application and supplemental information
- spending over 30%
 - seeking one variance for a deep tub art classroom sink
 - classroom will have multiple sinks, with accessible sinks, but one specialized deep tub sink

GD - grant as proposed

RG - second – carries unanimously

5) Incoming: La Motta's Restaurant, 1357 Washington Street, Boston (V15-071)

- TH - EXHIBIT – variance application and supplemental information
- spending over \$100,000, but no 30% analysis done
 - seeking 4 variances
 - there is a change in level up to other bathrooms and the kitchen (29.2.3)

DD - grant the variance for 29.2.3, on the condition no stairs at the proposed deck

LP - second – carries unanimously

- TH - variance for 30.2, location of toilet rooms

LP - grant

RG - second – carries unanimously

- TH - 5'8" at largest width 4'11" at smallest dimension
- seeking variance for the size of the toilet room

LP - grant as proposed

RG - second – carries unanimously

6) Incoming: Regis College, Maria Hall Dorm, 235 Wellesley St., Weston (V15-062)

- TH - EXHIBIT – variance application and supplemental information
- due to the renovation have had to build a set of stairs as an alternate path of travel
 - providing temporary accessible route
 - want to maintain stairs

LP - grant as proposed

AB - second – carries unanimously

7) Incoming: Parcel 24, 94 Kneeland St., Boston (V15-063)

- TH - EXHIBIT – variance application and supplemental information
- new construction of 21 story building with 11 story mid-rise connecting building also
 - 3 levels of parking under the mid-rise and
 - seeking 9.5.6 for electrical outlets on walls in 26 units; finish height will be 13.6" above the floor, instead of 15"
 - also seeking variance for sink depths to be deeper
 - would also like to see parking place

CS - *grant as proposed for sink depth*

GD - *second – carries unanimously*

CS - *grant the variance for the electrical outlets*

GD - *second – carries unanimously*

CS - *motion to require parking plan relative to 10 and 23*

GD - *second – carries unanimously*

8) Incoming: Shots Café at Oaks Building, 27 Housatonic St., Lenox (V15-061)

TH - EXHIBIT – variance application and all supplemental information

- spending over 30%

- first had contact and request for help from the Lenox Building Department in September 2014

- variance from tenant for toilet room dimensions

- there is no variance request for the entrance

- building is deep and narrow

CS - *grant on the condition that they have clear signage that they do not have an accessible bathroom, that they seek an alternate location for an adjacent toilet room in an adjacent building, and on the condition that the owner submits a variance application for the entrance; and that the variance is for this use only*

AB - *second – carries unanimously*

WW not present, DD acting as chair

9) Advisory Opinion: AmRamp products, Modular Ramp Connections (521 CMR 24.5)

TH - EXHIBITS – handrail samples submitted by AmRamp

- previously stamped together and the Board approved the silicone wrapping for the connection

- newest same has off set connection and rubber edges at connections of a round handrail

GD - the stamped handrails can crack and the wrapping can crack

CS - *approve the round handrails as shown*

LP - *second – carries unanimously*

WW now present

10) Incoming: Price Chopper, 555 Hubbard Ave., Pittsfield (V15-066)

TH - EXHIBIT – variance application and supplemental information; March 30, 2015 letter from June Hailer of Commission on Disabilities for Pittsfield opposed to the variances requested

- extensive remodeling of interior and front façade

- spending \$6 million; over 30%

- stall dimensions to do not meet dimensions of one toilet room that does not comply; other locations do comply

LP - accessible bathrooms are near the entrances

TH - they have signage at the inaccessible toilet rooms, directing people to the accessible toilet rooms

CS - *deny the variance for the toilet rooms*

DD - *second – carries with AB and GD opposed*

11) Discussion: EcoTarium, 222 Harrington Way, Worcester (C14-131)

TH - EXHIBIT – March 30, 2015 letter from Joseph Cox, President of EcoTarium

- complainant was opposed to use of wood fiber

- they are now proposing to replace the wood fiber, with crusher-run product

- seeking to April 1, 2017, based on the need for fundraising

- would like to see a sample of the proposed product

CS - *allow until April 1, 2016 to install compliant surface; on the condition progress reports every 6 months detailing fundraising, with the first to be submitted by October 1, 2015; and on the condition that a sample provided to the Board by May 15, 2015*

AB - *second – carries unanimously*

12) Advisory Opinion: Savers, Wilmington Crossing, 269 Main St., Wilmington – Drop-Off area

TH - consignment shop

- curbside drop-off for shop where employees come out to cars to unload the consigned materials

- EXHIBIT – submittal of plans and pictures from Jim Bernadino of Bowler Engineering

- altering the sidewalk area

LP - *plan complies*

DD - *second – carries unanimously*

WW left the room, DD acting as chair

13) Incoming: Harbor and Lafayette Homes, 15-17 Harbor St. and 104-106 Lafayette St., Salem (V15-067)

TH - EXHIBIT – variance application and supplemental information

- spending over 30%

- seeking one variance for the Harbor Street building front entrance; proposing a side entrance

WW now present

TH - plan showing ramp at the interior (A101)

- proposing a compliant side entrance into the back of the building

LP - *grant as proposed*

RG - *second – carries with CS abstaining*

14) Advisory Opinion: Madison Park Village #3, Shawmut Ave., Dewitt Drive, Kerr Way, Raynor Circle, Ruggles Street, Richardson Place, Roxbury

TH - EXHIBIT - submittal from Nick Elton and David Kessler regarding disbursement of Group 2A unites

- want confirmation that plan complies

CS - *plan does comply*

GD - *second – carries with LP abstaining*

15) Hearing: Northern Essex Community College, 420 Common Street, Lawrence (C14-017) - FINE

WW - called to order at 11:00 a.m.

- introduce the Board

Mark Dempsey, Compliance Officer for the Board (MD)

Bill Luster, Higher Ed Partners, Project Manager (BL)

WW - both sworn in

- EXHIBIT 1 – AAB1-40

BL - work is done, and been done for awhile

- submittal of packet of information, first 7 pages are new, the rest was previously submitted to the Board

WW - accept first 7 pages of packet submitted, dated March 17, 2015 – EXHIBIT 2

BL - ramp was done in September of 2014

- contracted with Otis Elevator to replace the elevator prior to winter break of 2014

- elevator work was inspected the first day of school for the second semester

- signage issue of unisex toilet room also resolved

- never submitted documentation of the work being completed

MD - list of requirements set by the Board in previous decision (AAB24 and 25)

WW - all of those items noted on 24 and 25 have been done

MD - no copy of the elevator inspection card; plans were not submitted per the Board's order

BL - the first on AAB24

- new ramp is done, and no more sidewalk issues, since all of the sidewalks along the route to the ramp have been replace

- that work was done prior to September 2014

- will send a copy of inspection certificate

- no plans were submitted, but signed contract for the work was submitted

- two toilet room items were also complied with prior to September 2014

- the City of Lawrence is doing the adjacent parking lot over this spring

MD - never received the parking plans, or the plans with dimensions for the unisex accessible toilet rooms

BL - just did the work, but can submit the plans

CS - continue the matter to have the Petitioners submit the copy of the inspection certificate for the elevator, photos of the unisex toilet room showing the dimensions of the room, and the plan for the adjacent parking lot owned by the City of Lawrence; to be submitted by May 1, 2015

LP - second – carries unanimously

RG - expedite

GD - second – carries unanimously

16) Incoming: Spindrift Building, 194 Nahant Road, Nahant (C14-018 and V15-048)

TH - EXHIBIT - variance application and supplemental information

- postponed to April 6th for attorney for complainant to review the variance application submitted

- exterior parking lot and driveway recently repaved, along with sidewalks

- common areas at main first floor; with lower level containing 5 apartments and office for Nahant

Housing Authority

- route to community room is proposed to be a vertical wheelchair lift

- hearing held December 15, 2014

- found in favor of the complainant regarding 21.3 (noncompliant curb cut cross slope), and 24.1, regarding slope of the walkway from first floor to basement; 26.6.1, regarding lack of level landing at the side entrance door (4.7%); 28.1/14.1 (1977) regs, regarding lack of vertical access within the building

- required plans for compliance between first floor and lower level, and plans for the routes around the building

DD - question regarding handrails along the walkway, interesting in what removing a parking space would due to the availability of adding an extra handrails

- would probably need to go back to the town regarding the required parking

CS - continue to move to April 27, 2014, to have the application sent out to the Board

DD - second – carries unanimously

17) Incoming: WEC Eustis Mansion, 1426 Canton Ave., Milton (V15-067)

TH - EXHIBIT – variance application and supplemental information

- 8 different variance requests

- it is a significant historic building

CS - hearing

AB - second – carries unanimously

LUNCH BREAK

18) Incoming: North Shore Community Development Housing, Ward, Congress, Perkins, Palmer, and Dow Streets, Salem (V15-064)

TH - EXHIBIT- variance application and supplemental information

- rehab (HVAC, new windows, masonry repairs, unit reconfiguration (4 new accessible Group 2A units); 41 units will be converted from 1 bath units to 1.5 bath units; retail spaces created

- currently no accessible units provided

- certain entrances, seeking variances due to historic fabric of the entrance and the exterior handrails at the stairs at these entrances

- interior there are winder stairs that do not comply (27.2)
- inner stair handrail variances sought, on the condition that wall mounted compliant handrails are provided

AB - continue entrances and exterior handrail variance requests and require that the Petitioners submit the plans of the 4 accessible units; as well as plans of the building to determine the accessible entrances and routes to the building

CS - second – carries unanimously

AB - grant the variances for the winder stairs and the lack of compliant interior handrails, on the condition that compliant wall mounted handrails are provided

DD - second – carries unanimously

19) Incoming: Residencia Betances, 326 Shawmut Avenue, Boston (V15-059)

TH - EXHIBIT- variance application and supplemental information

DD - send out to the Board for full review of variance application

RG - second – carries unanimously

20) Incoming: Bay Cove Housing, 370 Dorchester St., South Boston (V15-054)

TH - EXHIBIT – variance application and supplemental information

- spending over 30%

- full compliance with 521 CMR required

- they have housing that is accessible and only a block away

CS - grant all variances requested as proposed, on the condition that the policy is put in place regarding accommodations and placement of accommodations

LP - second – carries unanimously

21) Incoming Discussion: Harvard Club, 375 Comm. Ave., Boston (V15-025)

TH - reviewed previously and voted to issue a stop work order

- met with the Petitioners three times

- EXHIBIT – submittal from Laura Soave, Burner Cott Associates, dated April 1, 2015

- completely revised variance application, focused on existing building

- need to send to the Board members to have them review at the next meeting on April 27, 2015

CS - have TH send the packet out to the Board Members to be reviewed on April 27, 2015

GD - second – carries unanimously

22) Incoming: Care Dimensions Hospice Facility, 121-129 Winter St., Lincoln (V15-070)

TH - EXHIBIT – variance application and supplemental information

- 18 beds provided

- seeking variances for 18 patient use bathrooms and all 5 spa rooms

- bathrooms being used by people on hospice

AB - grant as proposed

DD - second – carries with CS opposed

23) Incoming: Jefferson Park Apartments, Ringe Avenue, Cambridge (V15-060)

TH - EXHIBIT – variance application and supplemental information

- new apartment building
- multiple requests

CS - schedule a hearing

AB - second – carries unanimously

24) Incoming: Little Brook Village, Elderly Housing, Buildings A, B, C, D and E, 69 Washington St., Topsfield (V15-068)

TH - EXHIBIT – variance application and supplemental information

- state aided housing, in 5 buildings with 8 units each in the two-story buildings
- originally built in 1975, spending over 30%
- emergency project to replace rotted sills and support joists and replacements of drainage systems

around all buildings

- occupied buildings
- there are needed minor fixes and/or variances in the 5 units that are built as accessible units
- seeking variance for routes and walkways to the community building; people can drive to the building
- community room has offices, shared laundry, community room, kitchen and bathrooms

LP - concerned with the shared laundry facilities within the community building; would like to know if there are laundry facilities within the unit

CS - allow them to do the work regarding the emergency drainage situation and schedule a hearing regarding the routes to the community building

AB - second – carries unanimously

WW left the room, DD acting as chair

25) Incoming Discussion: Spencer House, Williams College, 973 Main St., Williamstown (V15-032)

TH - took this case up and denied the variance request

- spending over 30%
- EXHIBIT- Sean Garvey, Project Manager for Williams College, dated April 2, 2015
- withdrawing the variance request and not requesting a hearing as the project is not going forward as previously proposed
- proposing a memorandum of understanding to enter with the Board

- they will be submitting more information regarding this building at a later date

WW now present as chair

- AB - accept the withdrawal and look forward to working with them regarding the MOU*
- DD - second – carries unanimously*

26) Hearing: 308 Lakeside, 308 East Main St., East Brookfield (V14-256)

- WW - called to order at 2 p.m.
- introduce the Board

Maryellen Brunelle, building owner (MB)

Stephen Brunelle, building owner (SB)

Jay Gallant, Architect (JG)

- WW - all sworn in
- EXHIBIT 1 – AAB1-58

- MB - 9 family members and 7 spouses, purchased the building in 2013
- intention was to rebuild the facility
- initially hoped that would not need as substantial renovations
- the restaurant opened on December 13, 2014
- spent over \$1,000,000 with the purchase of the building, renovations and getting the restaurant up and running
- do have access to the restaurant and patio
- would like to provide docks for boaters to access the restaurant
- seeking a variance for the lack of access from the docks up to the building
- there is a 12 foot differential from the dock to the lower level of the building
- cannot create access currently due to financial constraints
- proposing to place signage at the water's edge to let the patrons know that they could be directed to a State installed boat ramps that are accessible and approximately 715 feet from the building
- would also have employees meet people if need be
- it is the intention of the owners to install a winding walkway in the future to create direct access from the docks to the lower level of the building
- will also need to install wheelchair lift to the upper level of the restaurant
- within the next 3-7 years, would like to renovate the existing lower level, which was previously motel units
- do want to create an exterior patio at the lower level, and will have an accessible parking space closer to this lower level patio space

- DD - what is the grade change along the path of travel from the accessible docks to the entrance?

JG - fairly level

AB - is there a fence proposed around the dumpster that is shown as adjacent to the other parking space for access to the lower level patio

JG - 6 foot stockade fence

GD - seeking 5 year time variance, any proposed phasing?

MB - winding walkway is the first part of the project proposed, and then the installation of the lift
- just a financial issue at this point

TH - lift is at the interior of the building
- also a mid-patio at issue

MB - have abandoned the mid-patio idea and will just provide upper level patio and the lower level patio

WW - have you discussed the issue of creating a walkway down to the docks with Department of Environmental Protection?

- may need to provide certain surface materials per DEP requirements

JG - have not started the process yet, will need much more detailed plans
- at the last conservation commission meeting had floated the idea of walkway from the docks up to the building

DD - there is a letter of support from the ILC and the building inspector

CS - *grant the 5 year time variance (July 1, 2020) for the lack of access from the docks to the lower level, and for the lack of interior vertical access; status reports detailing fundraising a progress of project overall, submitted every 6 months, starting August 1, 2015*

RG - *second – carries unanimously*

27) Incoming: Cambridge Landscape Inc., 100 Smith Place, Cambridge (V15-069)

TH - EXHIBIT - variance application and supplemental information
- spending over 30%
- seeking a variance for a front entrance; proposing an accessible side entrance
- the work is completed
- cost to make the front entrance accessible is \$78,750
- second floor of the building is for the Cambridge Local Emergency Planning Committee and it is not a public space (not an actual affidavit and not recorded)
- bulk of the building is high-bay garages

DD - *proper affidavit required for the lack of access to the second floor*

AB - *second – carries unanimously*

CS - grant the variance for the lack of access at the Smith Place entrance, on the condition that a detailed plan of the Faucet Street entrance be submitted to the Board within 14 days receipt of decision

28) Hearing: Pilot House and Annex Building, 32 Atlantic Avenue, Lewis Wharf, Boston (V14-333)

WW - called to order at 3 p.m.
- introduce the Board

Marcia Gordon, Pilot House Property Manager (MG)

Jeff Dearing, Dewing Schmid Kearns Architects and Planners (JD)

Bob Carasitti, Jensen Hughes, Project Consultant (BC)

William Lopes, Marcer Builders, Contractor (WL)

BC - front of the building and two-story annex
- warehouse construction with heavy timber and masonry
- AAB12-13 give a quick summary of the list of variances (22 requested)
- AAB13, section drawing showing level changes
- between Bays #3 and #4, average change of 14”
- building renovated in the 1970’s and restaurant added; since demolished when harbor walk created and annex building created
- a lot of the fit-outs were part of the harbor walk project, to create an accessible entrance from the harbor walk; created accessible toilet rooms as well
- exceeding 30%, just with 4th floor renovation
- main entrance is a revolving door; alternate accessible entrance created from harbor walk; accessible door did not have the clearances and noncompliant opening force
- proposing operator on stand-by power
- the door is locked, but can provide buzzer and intercom system

DD - that door would not have an opener?

BC - the alternate accessible entrance will be an opener
- when it is locked, can buzz to open the door, but can use auto opener

AB - directional signage proposed?

BC - yes

CS - to annex or main building?

BC - to main building
- two-way communication system proposed to main desk at the exterior of the accessible entrance
- how wide is the doorway?
BC - door open is more than 33”

GD - are all doors locked?

BC - during normal business hours, both doors are locked; only employees can get into the building

- during harbor walk events, the building will be open to the public and both harbor walk entrances would be accessible

AB - grant as proposed (two-way communication to the desk and auto-opener)

GD - second – carries unanimously

BC - AAB19, the existing elevator cab is less than the requirements for a full size elevator
- the controls, hall lanterns will be upgraded
- shaft cannot be expanded, cab is 78” by 40”

DD - grant the variance for the elevator shaft size, as long as all other items upgraded (i.e. call buttons and hall lantern)

GD - second – carries unanimously

BC - existing winder stairs in annex building
- the stairs are not a required exit stair

AB - grant

GD - second – carries unanimously

BC - AAB21, elevator serves floors 1-5, does not serve floor 6 or the basement
- it was not extended to the 6th floor when installed
- a longer piston would have been required to go below the basement level
- widow’s walk is not a public space

CS - no variance required for the widow’s walk since not open to the public

RG - second – carries unanimously

BC - 6th floor contains 7 offices
- AAB32, 6th floor is also used by 5th floor tenants
- can accommodate people at the 5th floor

GD - one tenant, two floors

BC - community office space

- elevator access to the 5th floor and walk up to the 6th floor

- there is a small conference room at the 5th floor

CS - the same tenant?

BC - one tenant, with each office leased separately

MG - they are office suites, individual rented units

- 5th floor uses the conference room in the same way that the 6th floor uses it, has to be scheduled with receptionist

GD - are there conference room at the 5th and the 6th floor?

MG - conference room spaces are provided at the 5th floor and small office meeting space at the 6th floor; also conference rooms available at the 1st floor

CS - *grant on the condition that the 5th and 1st floor conference rooms are readily available and there is a written policy in place; for this use only (office suite rentals)*

GD - *second – carries unanimously*

BC - AAB33, first three bays are at a different elevation than the last two bays

- 4th floor elevation change was only one step, therefore they are proposing to remove that one step and provide full access at the 4th floor

- the 5th bay is where the elevator is, the 4th bay is accessible from the 5th bay

- public spaces will always be in the 4th or 5th bays

- 5th floor between bays 3 and 4, would require ramp for two step elevation change; would require 14 foot ramp with 5' landing at top

- switchback not feasible due to the lack of compliant headroom

- everything in bays 1, 2 and 3 will be employee only; but there will be offices in bays 4 and 5 that will be accessible; there will also be conference room spaces in bays 4 and 5 of all floors

- also proposing unisex toilet room at the 5th floor in the future, no set time as of yet, in bay 4 or 5

GD - used of floors 3 and 4, office use as well?

BC - everything is office use; 3 and 4 is one tenant

- floor 2 tenants

BC - one tenant in pilot house and one in annex house at the second floor

CS - certain portions of the building not open to the public?

BC - yes, bays 1-3 are employee only

DD - *grant the variance for the lack of access between bays 3 and 4 at the elevation change*

LP - *second – carries with CS opposed*

CS - what about for this use only?

BC - offices currently and a change of use will render another review of the tenant spaces

DD - *grant the time variance for the lack of unisex toilet rooms to April 15, 2017*

LP - *second – carries unanimously*

BC - AAB35, variances 11 and 12

- 3rd and 4th floor want join building at 2 Atlantic Avenue, change in level of less than a full story, propose compliant vertical wheelchair lifts at these two changes in level

CS - *grant as proposed for the installation of vertical wheelchair lifts at those two changes in level*

GD - *second – carries unanimously*

BC - AAB37, 3rd floor changes in level between bays 3 and 4

- proposing to install a single-user unisex accessible toilet room ASAP

JD - would comply with minimum requirements of single user toilet rooms

DD - grant variance #13, changes in level

CS - second – carries unanimously

DD - grant variance for #14 unisex toilet room, on the condition that it meets the minimum requirements of unisex toilet room

RG - second – carries unanimously

CS - who is the tenant within this space?

BC - Pilot House Properties

BC - AAB39, variances for 2nd floor

- existing incline lift at the change in level

DD - grant the variance for the use of the incline wheelchair lifts

CS - second – carries unanimously

BC - variance 16, there is no accessible toilet room on 2nd floor currently; seeking variance for unisex toilet rooms, time to install

DD - could it be updated from 2 years, maybe to 1 year?

CS - signage posted at all floors that do not have accessible toilet rooms, directing people to the accessible toilet rooms within the building

GD - second – carries unanimously

DD - grant the time variance for the unisex toilet floor at second floor of Pilot House, to allow until April 15, 2016

CS - second – carries unanimously

BC - second floor of annex

- the existing incline lift gets your from Bay 5 and 4, gets you to all bays of 2nd floor

- second floor annex change in level, 41”

TH - use of the space

MG - Pilot House at majority of the second floor, with two separate tenants within annex space

BC - 2 vertical lifts and 2 existing incline lifts, plus the elevator provided

- cost versus benefit at this point in time to install one more lift to a much smaller space, the cost is excessive without substantial benefit

- the first floor of the annex building is accessible, and the second floor of the building will not be accessible

- can provide affidavit that the second floor would be employee only space

DD - grant on the condition that lease language is submitted that requires that second floor of annex is for employees only

GD - second – carries with CS opposed

BC - AAB43, variance #18 is for the existing incline wheelchair lift; proposing to maintain the existing lift
- same lift model as on the second floor

CS - grant the variance for the use of the incline wheelchair lift at the first floor

RG - second – carries unanimously

BC - reception desk, requirement to lower counter
- proposing to have it done as soon as possible
- originally seeking 24 months, but probably will not take that long

JD - can be done within a year

TH - redesigning lobby area

CS - grant variance for the noncompliant reception desk, to require that compliant counter provided by April 15, 2016

GD - second – carries unanimously

BC - basement level employee gym
- issues with changes in level
- cannot expand elevator to the basement
- will provide accommodation plan, and will pay for membership to a public gymnasium that is under ¼ mile away

CS - anyone beside the employees use the gym?

MG - security card system, only allows employees and tenants of the building
- there is a private trainer that has her own clients come into the gym
- no memberships advertised for the public

DD - grant on the condition that there is an agreement/affidavit that states that the Pilot House will provide gym memberships to alternate accessible gym as noted

CS - second – carries unanimously

CS - by June 1, 2015, supply lease language for the 6th floor using the 5th floor; annex second floor being employee only; verification of directional signage for inaccessible toilet rooms to accessible toilet rooms; gym affidavit policy

GD - second – carries unanimously

DD - have TH contact Brian Moxley of Boston ISD to allow the issuance of permits

LP - second – carries unanimously

29) Incoming Discussion: Charitable Dormitory Housing, 231-233 Harvard St., Cambridge (V14-259)

TH - EXHIBIT – Ross Speer, Davis Square Architects, submittal dated April 6, 2015

- seeking a variance for the lack of accessible common use spaces at the second floor; accessible sitting room at the first floor

- Larry Braman asked them to apply for the variances for the lack of access to the second floor sitting room

AB - grant the variance for the lack of access to the second floor sitting room

DD - second – carries unanimously

30) Discussion: Meeting Minutes and Decisions from March 23, 2015

KS - e-mail from CS with notes about Southwick Florist site visit

TH - unannounced site visit will be conducted

CS - Clark Art interior doors

LP – they are addressing that matter, spoke with Katie McGuinness

LP - accept the minutes and decisions from March 23, 2015

GD - second – carries unanimously

- End of Meeting -

Matters not reasonably anticipated 48 hours in advance of meeting

EXHIBITS: